

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, APRIL 26, 2016, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman
Jeff Dodgen
Jerry Clark
Judy Harrell
Tom Marsh
Stephen Houser
Tony Kyker

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Karl Kreis, Brandon Williams, Donald Short, Marvelle Sewell, Bruce Johnson, Kacie Huffaker, Randy Harper, William Higgins, Steve Myers, , Jimmy Taylor, Mimi Kulp, others.

Jim Gass, City Attorney
Midge Jessiman

BOARD OF ZONING APPEALS

1. Call to order
2. Old business
3. New business

A. Request for a Jeep/UTV rental facility in the City Limits, Red Roof Mall, William Higgins.

Ms. Higgins was present. He said he wanted a vehicle rental business for UTV, Jeeps, and Sling Shot. He was unsure of the number of each, which changed often under questioning.

STAFF RECOMMENDATION

Staff Planner Taylor said he was told it was jeep rentals and does not have enough information on UTV or sling shots to make a recommendation. He did say he could support jeep rentals if only one or two were placed in front of the store (with a small sign inside the window to advertise). He noted parking spaces are at a premium. He said the rest would need to be stored at the back of the mall. Discussion ensued. Some Commissioners knew what UTVs were and were fine with them, back all were unsure of sling shots. There was a fair amount of discussion on how many vehicles to allow this business.

ACTION TAKEN

Commissioner Houser made a motion to allow a total of (no more) than five vehicles (jeeps or UTVs) and only two can be parked in the front. He continued the applicant would need to come back to the Board with more information on "sling shot" to be allowed. Commissioner Dodgen seconded and all voted in favor.

4. Adjournment

PLANNING COMMISSION

CALL TO ORDER

Chairman Ogle noted that a quorum was present.

APPROVAL OF MINUTES

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

OLD BUSINESS

Staff Planner Taylor reported that the zoning text and municipal code changes regarding special events past first reading and was received favorably by the Commission and some citizens in attendance. He reminded them there will be a public hearing and they will need to pass on second reading to be approved.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. The Inn at Christmas Place – Classic Chevy Roundup, Wednesday, May 18th through Sunday, May 22nd, 2016, 119 Christmas Tree Lane, Vickie McMurray.**

Steve Myers was present.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

- 2. The Christmas Place at Bell Tower Square – Memorial Day Tent Sale, Friday, May 27th – Monday June 6th, 2016, 2470 Parkway, Teresa Hughes.**

No one was present.

STAFF RECOMMENDATION

Staff recommended tabling the event because no one was present.

ACTION TAKEN

Commissioner Houser made a motion to table the request. Commissioner Harrell seconded and all voted in favor.

- 3. Relay for Life – 9th Annual Crawfish Boil, Saturday, June 18th, 2016, 11 AM – 6 PM, Norma Dan Motel (3864 Parkway), Donald Short.**

Mr. Donald Short was present.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

4. July 4th Car Parking, Monday, July 4th, 2016, 219 Old Mill Avenue, Brittney Carr.

No one was present.

STAFF RECOMMENDATION

Staff recommended tabling the event because no one was present.

ACTION TAKEN

Commissioner Houser made a motion to table the request. Commissioner Harrell seconded and all voted in favor.

5. Old Mill Square – Smoky Mountain Cornhole Tournament, Saturday, August 6th, 2016, 11 AM -6 PM, 3341 Old Mill Avenue, Marvelle Sewell.

Ms. Marvelle Sewell was present.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

Commissioner Marsh made a motion to approve the request.
Commissioner Houser seconded and all voted in favor.

6. Mountain Breeze Motel – Summer Events, Comets - Thursday, June 2nd through Sunday, June 5th; O'Dell Reunion - Thursday, June 9th through Sunday, June 12th; & Sandrails - Wednesday, August 3rd through Sunday, August 7th, 2016, 2926 Parkway, Rena Sue Campbell.

7. Mountain Breeze Motel – Car Show Cookouts, Saturday, September 10th and Saturday, September 17th 2016, 2926 Parkway, Rena Campbell.

No one was present.

STAFF RECOMMENDATION

Staff recommended tabling the events because no one was present.

ACTION TAKEN

Commissioner Houser made a motion to table the request. Commissioner Harrell seconded and all voted in favor.

8. Bennett's Pit BBQ – 25th Anniversary Party, Wednesday, May 25th, 2016, Mama's Farmhouse – 208 Pickle Street, Kelly Johnson.

Mr. Bruce Johnson was present to explain the event. He said it will be held at his restaurant on Pickle Street to have more room.

STAFF RECOMMENDATION

Staff recommended in favor of the event.

ACTION TAKEN

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

9. Lighthouse Church – Harvest Prayer Gathering, Friday, May 20th through Sunday, May 29th, 2016, Patriot Park, David Johnson.

No one was present.

STAFF RECOMMENDATION

Staff said there are issues with this event, which the applicant was made aware and he has not contacted staff about those. He recommended tabling the event because no one was present to address the issues.

ACTION TAKEN

Commissioner Houser made a motion to table the request. Commissioner Kyker seconded and all voted in favor.

B. Subdivisions

1. None.

C. Planned Unit Developments (PUD)

1. **Revised Final PUD Plan for LeConte Village at The Island (Cops and Robbers Museum), 2757 Parkway, David Hurst.**

Ms. Kacie Huffaker was present for this item.

STAFF RECOMMENDATION

Staff Planner Taylor said this is already part of the The Island PUD. He said that they are replacing the building in the existing building footprint, but this building must be built one foot above BFE per flood regulations. He recommended in favor of this revised PUD site plan.

ACTION TAKEN

Commissioner Harrell made a motion to approve the request. Commissioner Marsh seconded and all voted in favor with Commissioner Houser abstaining.

D. Site Plans

1. **Smoky Mountain Opry, Revised Site Plan, Parkway and Music Road, Jimmy Taylor – Associated Design Group, Inc.**

Mr. Jimmy Taylor was present.

STAFF RECOMMENDATION

City Planner Taylor explained that this business (and other businesses) was sent letters to remove all temporary storage containers from their property. He continued that these containers are not allowed per zoning code. He said staff can recommend the site plan revision, but all temporary containers must be removed before building permits are issued.

ACTION TAKEN

Commissioner Harrell made a motion to approve the site plan subject to staff recommendation. Commissioner Dodgen seconded and all voted in favor.

2. Hatfield and McCoy Dinner Theater, Revised Site Plan, 119 Music Road, Jimmy Taylor – Associated Design Group, Inc.

Mr. Taylor was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that the site plan revision itself was small additions and no problem. He continued that the site in general has many compliance issues. He said that a water tank is in the setback, split-rail fence was in the ROW, a pipe crossed traffic circulation that may be too low for Fire and Sanitation Departments, and multiple temporary storage containers must be removed. He said that staff cannot recommend with so many compliance problems. After much discussion, Mr. Taylor withdrew the request.

ACTION TAKEN

No action was necessary, the item was withdrawn.

3. Rodeway Inn Deck, Revised Site Plan, 4236 Parkway, Matthew Sprinkle – CEC Inc.

Mr. Sprinkle and James Tomiczek were present. Mr. Tomiczek said that they want outdoor seating for hotel and restaurant guests, but that the seat is not necessarily for restaurant serving meals.

STAFF RECOMMENDATION

Staff Planner Taylor said that this site plan revision is to add 80 outdoor seats with an outdoor deck. He reported that the current number of parking space for the development is substandard to the regulations. He said they are adding 18 spaces which are enough for the addition.

ACTION TAKEN

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

4. Kroger U-536 ClickList Expansion, Revised Site Plan, 220 Wears Valley Road, Randy Harper – Perry Engineering.

Mr. Harper was present. He explained that the addition is a drive up grocery delivery service.

STAFF RECOMMENDATION

Staff Planner Taylor said that they are proposing a 1,600 square feet addition. He stated it is storage for this delivery service. He said parking is being removed, but overall the development has plenty surplus parking. Staff recommend in favor of this site plan revision.

ACTION TAKEN

Commissioner Houser made a motion to approve the request. Commissioner Harrell 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. **Preliminary PUD Plan for Sherwood Forest Resort, Phase 4, Unit 1A, Sherwood Heights Way off Rush Branch Road, Kacie Huffaker, Norvell and Poe.**

Ms. Huffaker and Lynn Scott were present. Ms. Huffaker said they were adding 1.8 acres to this development. She said that it is already on

existing ROW for the development and they are hooking to existing utilities for the development.

STAFF RECOMMENDATION

Staff Planner Taylor said that this new phase of development must adhere to critical slope standards adopted in 2006 in the Sevier County Zoning Resolution. He continued that this addition must meet standards for land with more than 30 percent slope. He reported that staff has received documentation that this Preliminary PUD meets density requirements, building separation, percentage site disturbance, water flow requirements meeting these critical slope standards. He also said the utilities are below ground as required. He recommended preliminary PUD with the following by final submittal: final approved stormwater plan, need a bond or letter of credit for paving this new section, update bonds/letter of credit for unfinished top coat for the entire development, final PUD documents, firewise standards be adopted, and a recorded plat for the land to be incorporated into the entire development.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the request per staff's recommendations. Commissioner Clark seconded and all voted in favor.

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 5:20 p.m.

4/26/16

Jay Ogle, Chairman

Attest: _____