

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY MAY 24, 2011, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

Kevin McClure

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Jerry Hanson Darius Zelli, Teresa Hughes, Terry Aparicio, Peggy Wilson, Jet Stewart, Butch Helton, Tony Cole, Mike Smelcer, Mimi Kulp, others.

Jim Gass - City Attorney
State Planner- Bart Hose

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the meeting April 26, 2011 were approved on a motion by Commissioner Clark. Commissioner Harrell seconded and all voted in favor.

OLD BUSINESS

Mr. Taylor explained that last month the special event Walk for Animals was approved to be held at the City Greenway on October 15th. The event has been moved to City Park on the same date. Parks Department and staff has no objections.

NEW BUSINESS

PLANNING COMMISSION

A. SPECIAL EVENTS

- 1. Entertainment at the Red Roof Mall - Pigeon Forge Factory Outlet, Friday, May 6-Sunday, September 4, 2011, Marine Corp League, Ron Russell Sugar Creek Carriage Rides- Red Roof Mall, June 1 - July 1, 2011, Darius Zelli.**

Mr. Zelli was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that he wanted to address the special events on this item one at a time. He said the applicant is proposing to place a stage at the rear of the mall for special events. He said the stage will be directed towards the parkway and away from the any residents. Mr. Zelli said that there will not be any "rock" bands, that most acts will be one or two piece "low key" ensembles. He said that they plan to bring all the acts (that will be on stage) before the board for approval well in advance. He said that he was currently seeking the board's approval to have a stage before investing in a stage. Staff Planner Taylor feels this could work, but wants a site plan and architectural plans for the stage. He also said that PC should do month to month approvals for acts on stage and they would need a sound permit.

ACTION TAKEN

Commissioner Harrell made a motion to approve the entertainment at the Red Roof Mall per staff's recommendation. Commissioner Ogle seconded and all voted in favor.

STAFF RECOMMENDATION

Staff Planner Taylor stated that in addition to the stage, the Red Roof owners would also like to add a horse and carriage ride. He said this type of request is on the increase. He said that they have not been a problem at other location to this point. He reported that some of the proposed carriage route and staging area was proposed in the R-O-W, which is a problem. He would recommend that the carriage route be kept to the back of the mall and the staging area be at the side or the back of the mall. He said that the front of the mall is too busy for this additional congestion. Mr. Zelli agreed to keep the horse and carriage ride off the

State R-O-W and not at the front of the mall. Mr. Taylor also recommended that this be approved on a month to month basis for the next few months to assure compliance with restrictions of approval.

ACTION TAKEN

Commissioner Clark made a motion to approve the carriage rides per staff recommendations. Commissioner Young seconded and all voted in favor.

2. Christmas Place – Memorial Day Tent Sale – Saturday, May 28 -Monday, May 30, 2011, 2470 Parkway, Teresa Hughes.

Ms. Hughes was present.

STAFF RECOMMENDATION

Staff explained that this is an annual event and there are no changes from last year. Staff recommended in favor of the event.

ACTION TAKEN

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

3. Sevier County Right to Life – Memorial Walk for the unborn , Saturday, June 11th, 2011, 10 a.m. – 2 p.m., City Park, Terry Aparicio.

Ms. Aparicio was present.

STAFF RECOMMENDATION

Staff explained that this is an annual event and there are no changes from last year. Staff recommended in favor of the request.

ACTION TAKEN

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

4. Spencer Clack Daughters of American Revolution Chapter. - Flag Retirement Ceremony, Saturday, June 14th, 2011, 2 p.m. -3 p.m.,Patriot Park,Viola Riordan Regent.

Mr. Walt Riordan was present.

STAFF RECOMMENDATION

Staff Planner Taylor pointed out that this event is on a Tuesday not a Saturday as printed in the agenda. He explained that this is a respectful burning of an old flag and reported the Fire Department had no problem with the burning. Staff recommended in favor.

ACTION TAKEN

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

5. Cub Scout Pack 110 - Bike Rodeo, Saturday, June 25, 2011, 10 a.m. -2 p.m, City Parking Lot, Teaster Lane, Rob Clark.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

6. Heritage Carriage Rides and Pictures, Walden's Landing, July 1-December 31, 2011, Music Road Convention Center, Monday, August 15, 2011, Peggy Wilson.

Ms. Wilson was present.

STAFF RECOMMENDATION

Staff Planner Taylor reported that the rides at Walden's Landing have been going without incidence and he has no problem recommending they continue another six months. However, he reported that the Music Road Hotel has no knowledge of the event in August. After some discussion, the August event at Music Road was withdrawn until more details could be presented to staff.

ACTION TAKEN

Commissioner Harrell made a motion to only approve the six month extension of rides at Walden's Landing. Commissioner Clark seconded and all voted in favor

7. The Shops of Pigeon Forge Salutes America, Pigeon Forge Outlet Partners, 161 E. Wears Valley Road, July 2 - Monday, July 4, 2011, 9 a.m.-9 p.m., Jet Stewart.

No one was present for this request.

STAFF RECOMMENDATION

Mr. Taylor stated that this was a new event, but contain within the mall. He said this should not interfere with the Patriot Festival and he had no issues with this event.

ACTION TAKEN

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

8. (21st Annual) Pigeon Forge Office of Special Events - Patriot Festival, Patriot Park, July 4, 2011, Butch Helton.

Mr. Helton was present.

STAFF RECOMMENDATION

Mr. Helton reported about the proposed festivities to the board. Staff recommended in favor.

ACTION TAKEN

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

9. Smoky Mountain Resorts - Smoky Mountain Civil War and Relic Show, 4010 Parkway, Saturday, August 27th - Sunday, August 28th, 2011, Pete Smith.

No one was present for this request.

STAFF RECOMMENDATION

Mr. Taylor explained that this is the 2nd year for the event. Staff has no issues, but a meeting with the fire department will be required while setting up the gunpowder/explosives used for the event.

ACTION TAKEN

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

C. Planned Unit Developments (PUD)

- 1. Bear Cove Village RV Park, Preliminary PUD Site Plan, Phase 2, Veterans Boulevard and Whaley Drive, Kacie Huffaker – Norvell and Poe.**

ACTION TAKEN

This item was withdrawn before the meeting, no action was necessary.

D. Site Plans

- 1. Smoky Mountain Zoo, Site Plan, 3059 Parkway, Attorney S. Douglas Drinnen & Curtis Krebs.**

ACTION TAKEN

This item was withdrawn before the meeting, no action was necessary.

- 2. Cole Property in Lafollette Addition, Site Plan, 223 Sharon Drive, Tony and Stacy Cole.**

Mr. Cole was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated the site plan was in order and recommended in favor of the request.

ACTION TAKEN

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

BOARD OF ZONING APPEALS

1. Duncans Clothing, Request for sign variance – multiple options, Parkway, Mike Smelcer.

STAFF RECOMMENDATION

Staff Planner Taylor stated that this was originally a request for variance of sign height and setback. However, he said interpretation was now needed by the Board as to whether the sign height limits in section 408.2.9.2 and sign setback in 408.2.1 applied to all signs or just ground signs. He said that the 5 feet setback and the 25 feet height limit have been administered to ground signs, but not to wall signs and he cited many examples in the city. He reported that these sections do not specify sign type. He said the applicant is proposing a "protruding sign," which is not used often in the city. Staff does not know whether or not the setbacks and height limits of the above sections apply to protruding signs. Mr. Smelcer showed the board a variety of signage possibilities, which both conform and do not conform to current sign regulation. Discussion ensued. Board members felt that the sections applied to ground sign only, but the zoning text could be clarified through an amendment.

ACTION TAKEN

Commissioner Young made a motion that Sections 408.2.9.2 and 408.2.1 applied only to ground signs. Commissioner Ogle seconded and all voted in favor.

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

Bill Bradley, Chairman

Attest: _____