

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, MAY 23, 2017, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman
Jeff Dodgen
Tom Marsh
Tony Kyker
Stephen Houser

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Brandon Williams, Mark Miller, Jim Arwood, Sammy Ownby, Jerry Hanson, Marcus Whaley, Mimi Kulp, others.

Midge Jessiman
Jim Gass – City Attorney

PLANNING COMMISSION

CALL TO ORDER

Chairman Ogle called the meeting to order.

APPROVAL OF MINUTES

Commissioner Marsh made a motion to approve the April 25, 2017 Planning Commission Meeting. Commissioner Dodgen seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Wounded Warrior Project – Warrior 10 mile and 5k Road Race, Saturday, March 3rd, 2018, Starts in Sevierville to LeConte Center/Ripken in Pigeon Forge via Veterans Boulevard and back, Frank Damante.**

The item was withdrawn before the meeting.

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. None.**

D. Site Plans

- 1. Ogle Farms Overnight Rental, Site Plan, Ogle Drive, Brennon Garrett – The Land Surveyors.**

Mr. Morris was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor stated that the site plan is in order. He said they will be using carts for solid waste and they need to work closely with stormwater staff as to not encroach nearby wetland. He recommended in favor.

ACTION TAKEN

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

- 2. Old Forge Plaza, Revised Site Plan, 170 Old Mill Avenue, Faris Eid – DIA.**

Mr. Eid was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained that they were removing five parking spaces in front to add a pavilion and landscaping. He continued that parking calculations were providing to show they will still meet parking requirements. He recommended in favor of the site plan revision.

ACTION TAKEN

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

3. Rivera’s Market, Revised Site Plan, 2961 Veterans Boulevard, Marcus Whaley – Wc Whaley, Inc

Mr. Whaley was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained that a restaurant with the seating capacity of 52 is being added to the building. The site plan meets parking regulations. He reported that space is tight at rear of building where solid waste, grease trap, and parallel parking all converge. However, it is one-way and there is enough room for city trucks and for vehicles to pass when grease trap is emptied. He recommended in favor of the revised site plan.

ACTION TAKEN

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

E. Requests for Rezoning

1. LeConte Village, LLC, approximately 1.8 acres over six parcels, (Tax Map 83J, Group A, Parcels 14.00 & 19.00 and Tax Map 83J, Group B, Parcels 18.00, 19.00, 20.00, & 21.00) and about 700 feet of ROW between Smoky Drive and The Island Drive, Located at the intersections of Smoky Drive, The Island Drive, and The Parkway, C-2 (Tourist Commercial) and C-7 (Planned Unit/Public Use Development) District to C-4 (Planned Unit – Commercial) District.

No one was present for this request.

ACTION TAKEN

Commissioner Dodgen made a motion to defer the request until the June meeting. Commissioner Houser seconded and all voted in favor.

F. Miscellaneous Requests or Required Actions

1. Election of officers for the 2017 Planning Commission.

ELECTION OF OFFICERS

Chairman Ogle asked for nominations and they were granted as follows:

ACTION TAKEN

Chairman: Commissioner Dodgen nominated (Acting) Chairman Ogle, Commissioner Kyker seconded. No other nominations were received and all voted in favor of Chairman Ogle for the post.

Vice Chairman: Commissioner Dodgen nominated Commissioner Houser, Commissioner Kyker seconded. No other nominations were received and all voted in favor of Commissioner Houser for the post.

Secretary: Commissioner Houser nominated (Acting) Commissioner Dodgen, Commissioner Marsh seconded. No other nominations were received and all voted in favor of Commissioner Dodgen for the post.

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.

ADJOURNMENT

The meeting was adjourned at 3:21 p.m.

Jay Ogle, Chairman

Attest: _____