

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, JUNE 28, 2016, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jeff Dodgen
Jerry Clark
Judy Harrell
Tom Marsh
Stephen Houser
Tony Kyker

MEMBERS ABSENT

Jay Ogle, Chairman

OTHERS PRESENT

David Taylor, Karl Kreis, Brandon Williams, Jerry Hanson, Sammy Ownby, Richard Greene, Nikki Harrell, Mike Suttles, Marcus Whaley, Curtis Parcus, Mimi Kulp, John Komer, others.

Jim Gass, City Attorney
Midge Jessiman

BOARD OF ZONING APPEALS

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

- 1. Request for interpretation as to whether a projecting sign can be used as a "major development" sign under Section 408.6.3.4 and placement of that projecting sign, Alcatraz Crime Museum – 3107 Parkway, Stephanie Goins.**

Richard Greene was present for the request.

STAFF RECOMMENDATION

Graphics were shown of the three proposed signs. Staff Planner Taylor explained the section of the ordinance by saying they are allowed two signs of different type and allowed a third sign since they are on parallel streets. He said two signs of the same type cannot be located on the same side. He said that the sign they are calling a "projecting sign," staff interprets as a wall sign attached to the corner of the building. He said that staff feels this is just two wall signs on the same side of the building, which is not allowed. Discussion ensued. Mr. Greene admitted the "projecting" sign was placed in the corner to try to get signage to the back of the building. Mr. Taylor said that they may be able to get signage to the back if they applied for a "pedestrian oriented" sign under Section 408.6.3.2.1. He said that this could give them a wall sign of 37.5 sq/ft in the back; since The Island is surely a pedestrian oriented development. It was determined that this new request would need to be placed on next month's Planning Commission agenda under site planning. Mr. Greene indicated they would like to do that. Mr. Taylor reiterated that staff could not recommend the request before them.

ACTION TAKEN

Commissioner Dodgen made a motion to deny the request. Commissioner March seconded and all voted to deny.

4. Adjournment

The meeting was adjourned at 3:15 p.m.

PLANNING COMMISSION

CALL TO ORDER

Vice Chairman Harrell noted that a quorum was present.

APPROVAL OF MINUTES

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

OLD BUSINESS

None

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Adrenaline Sports Management – Santa Hustle in the Smokies' Half Marathon & 5k, Sunday, December 11th, 2016, Parkway, Heather Frayn.**

Nikki Harrell was present. She said there were no changes to this annual event.

STAFF RECOMMENDATION

Staff explained that the request was in order and that the city department administrative review committee recommends the event.

ACTION TAKEN

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

- 2. Sevier Starz – Donut Dash 5k, Saturday, October 22, 2016, City Parking Lot –Greenway – Patriot Park, Laura Howard.**

No one was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor explained that the applicant called and said they would be unable to attend the meeting. He recommended deferring the item until next month.

ACTION TAKEN

The item was deferred until next month.

B. Subdivisions

- 1. Final Minor Subdivision of Days Inn, Tracts 1 & 2 (Tax Map 94I, Group C, Parcel 8.00, 4.01, & 44.00), 3785 Parkway, Mike Suttles - Land Surveying Services.**

Mr. Suttles was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that they are requesting to separate the existing hotels on the property into two businesses. He continued that there is adequate parking for each hotel contained on each proposed lot. He said easements were added for circulation and sanitation. He said staff could recommend favor of the request with the required signatures.

ACTION TAKEN

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

C. Planned Unit Developments (PUD)

- 1. Preliminary PUD Plan for Brooks Landing PUD (24 Units), Keegan Drive, Marcus Whaley - Mc Whaley Engineering, Inc.**

Mr. Whaley was present. He said this is a 24 unit duplex development with attached garages. He said they are seeking preliminary PUD approval.

STAFF RECOMMENDATION

Staff Planner Taylor said that the plans are mostly in order for preliminary approval. He said the floodway needs to be better defined before final approval. He said currently it is being represented as a straight line and as "approximate." However, he did not feel the correction should affect the development. He continued that wetlands are being accessed and staff needs more information by final. He said they will need final PUD documents by final. Lastly, he said a note should be added to the plans that the road is private and any damage is not the responsibility of the city.

ACTION TAKEN

Commissioner Kyker made a motion to approve preliminary PUD plan subject to staff recommended for changes and additions before final approval. Commissioner Clark seconded and all voted in favor.

D. Site Plans

1. The Smoky Mountain Alpine Coaster, Revised Site Plan, 867 Wears Valley Road, Mike Suttles - Land Surveying Services.

Mr. Suttles was present. He explained the revised site plan. He said they are added two kiosks and a new dumpster site.

STAFF RECOMMENDATION

Staff Planner Taylor said that the two kiosks would be used for food service, but no food would be prepared on-site. He said the new dumpster is proposed very close to the floodway. He recommended that as-builts be provided to assure compliance out of the floodway.

ACTION TAKEN

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

2. Clabough Car Wash, Site Plan, 466 – 506 Wears Valley Road, Michael Twiner – Planners and Engineers Collaborative.

John Komer was present.

STAFF RECOMMENDATION

Staff Planner Taylor said the site plan was mostly in order. He said that the site plan shows a monument sign with a setback for a ground sign. He said it needs to be re-labelled a ground sign or setback further if it is meant to be a monument sign. Also, there is a tree on the landscaping plan where the sign is proposed and one will have to be relocated. Staff recommended in favor subject to these noted changes.

ACTION TAKEN

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

3. New Retail Store, Site Plan, 730 Wears Valley Road, Donald Collins, Jr. – 4Site Engineering.

Curtis Parcus was present. He explained the site plan and the recent changes to the site plan.

STAFF RECOMMENDATION

Staff Planner Taylor reported that necessary changes were made and that although the site is tight it now functions properly. Staff recommended in favor of the request.

ACTION TAKEN

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

4. The Challenge Dome – Zip Lines, Revised Site Plan, 115 Conner Heights Road, Carol Muszik.

This item was withdrawn before the meeting.

5. Zippy's Car Wash, Site Plan, 2925 Parkway, Marcus Whaley – Mc Whaley Engineering, Inc.

Mr. Whaley was present. He said they are making four existing lots into two lots and that this site plan is on one of those new lots.

STAFF RECOMMENDATION

Staff Planner Taylor said the site is tight and that getting the solid waste plan to function has been a challenge. He stated they are actually showing the maneuvering of the solid waste trucks into the adjacent lot. He said that (maneuvering area) must be platted as an easement. He continued that once the other lot is developed the easement could go away, since there will be more room for the trucks to maneuver but for now it must be platted. He also said that there must be heavy pavement

in areas where the solid waste trucks will circulate. Staff recommended in favor.

ACTION TAKEN

Commissioner Houser made a motion to approve the request per an easement for solid waste trucks being platted on the adjacent Lot 8R. 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 3:40 p.m.

6/28/16

Jay Ogle, Chairman

Attest: _____