

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY AUGUST 23, 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, Peggy Wilson, Sana Sancreek-Kelchner, Marcus Whaley, Mike Smelcer,

Jim Gass - City Attorney

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the meeting August 23, 2011 were approved on a motion by Commissioner Young. Commissioner Harrell seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

**PLANNING COMMISSION**

**A. SPECIAL EVENTS**

- 1. Heritage Carriage Rides and Pictures, Waldens Landing & Clarion Hotel Parking Lot – Waldens Main Street, July 1 – December 31, 2011, Peggy Wilson.**

Ms. Wilson was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that there have been complaints at Waldens Landing about horse excrement in the parking lot of the shopping center, and in garbage bins making them difficult for city staff to empty. Ms. Wilson said that one of the "diapers" for the horses broke, but said she thought all of the waste was collected and disposed of properly. She was apologetic and said the problem has been corrected. There was discussion about the viability of continuing horse and carriage rides in the city. Board members warned that these type events are being watched and monitored closely.

ACTION TAKEN

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

- 2. The Christmas Place at Bell Tower Square – Labor Day Weekend Sidewalk Sale, Saturday, September 3<sup>rd</sup> through Monday, September 5<sup>th</sup>, 2011, and Secondary Market, Saturday, November 12<sup>th</sup> & Sunday, November 13<sup>th</sup>, 2011, 2470 Parkway, Teresa Hughes.**

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

- 3. Sugar Creek Carriage Rides, Red Roof Mall – Parkway, September 1<sup>st</sup> – October 1<sup>st</sup>, 2011, John Smith.**

This item was withdrawn before the meeting.

- 4. Sevier County Marine Corp League #1206 Fundraiser, Thursday, September 8<sup>th</sup> through Saturday, September 10<sup>th</sup> and Thursday, September 15<sup>th</sup> through Saturday, September 17<sup>th</sup>, 2011, Red Roof Mall Parking Lot, John Linnert.**

Mr. Walt Riordon was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

Commissioner Clark made a motion to approve the request.

Commissioner Young seconded and all voted in favor.

**5. Old Time Photo – Outside Pony Pictures, 3059 Parkway, August 23<sup>rd</sup> to September 30<sup>th</sup> 2011, Sana Sancreek-Kelchner.**

Ms. Sancreek-Kelchner was present.

STAFF RECOMMENDATION

Staff Planner Taylor reported that a stop work order was issued, because they were operating pony rides in the state ROW of the Parkway (pictures were shown to the Board). He explained that they are now asking the Board for special events approval to have "pony pictures" taken. He said these pictures would be with children on top of the pony in front of the store (pictures were shown of what they were intending). Ms. Sancreek-Kelchner stated it would be pictures only and not rides. Board expressed some concerns, due to a petting zoo site plan being denied at that location. City Attorney Gass said that this request was only for special events approval to take pictures in front of the building. He explained the special event was for the existing photo business and not the petting zoo. He assured the Board that in no way would the approval of this special event give approval to any part of the petting zoo business. He reported to the Board that the petting zoo situation was being addressed, but that it was a separate matter.

ACTION TAKEN

Commissioner Clark made a motion to approve the event for 30 days.

Commissioner Ogle seconded and all voted in favor.

**C. Planned Unit Developments (PUD)**

**1. Minor Plat Revision of Mountain Brook PUD Lots 30R & 31, Brookwood and Crossview Drive, Marcus Whaley/Wayne Simmons.**

Mr. Whaley was present.

STAFF RECOMMENDATION

Staff Planner Taylor reported to the board that they are combining two PUD envelopes to make one. He said it was in order.

ACTION TAKEN

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

**D. Site Plans**

**1. Leconte Center at Pigeon Forge, Site Plan, Teaster Lane, Mike Smelcer, SRA Architects/City of Pigeon Forge.**

Mr. Smelcer was present and presented the site plan.

STAFF RECOMMENDATION

Mr. Smelcer explained to the Board projected slides of the site plan and the proposed facilities. Staff explained that the site plan was in order and recommended in favor.

ACTION TAKEN

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

**2. Stages West, Revised Site Plan, 2765 Parkway, Allan Dillow.**

STAFF RECOMMENDATION

Staff Planner Taylor reported that an addition was being added for storage and some retail. He said the additional retail can be accommodated under the existing parking plan. He recommended in favor.

ACTION TAKEN

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

## Planning Region Items

### B. Subdivisions

1. **Final Minor Re-Subdivision of Lot 2 of the Twin Rock Mountain Subdivision and a portion of the Harry Fox Property into Lot 2R of the Twin Rock Mountain Subdivision, McCarter Drive, Marcus Whaley/Jeff Hodge.**

#### STAFF RECOMMENDATION

Staff Planner Taylor reported that this is a plat for a land swap that has been in the works for a few years. He reported that land is being swapped to fix an encroachment problem for one property owner and to give frontage on McCarter Drive for another landowner. He cautioned that he feels that the frontage gained on McCarter Drive has no sight distance and may not be usable for the development of that property. He also pointed out several other encroachments that exist, including some property lines that dissect buildings. He wanted to make sure that Planning Commission does not give approval for those. He said that he called the County and they do not need County BZA approval for the existing encroachments. He reported that a re-plat is coming to fix the other encroachments. City Attorney Gass said that the motion should reflect that the plat before them is for a 4.24 land swap only. He continued that approval of this plat does not constitute ratification of encroachments on lots 2R, 3, and 4.

#### ACTION TAKEN

Commissioner Young made a motion to approve the request subject to staff's and City Attorney's recommendations. Commissioner Clark seconded and all voted in favor.

2. **Final Minor Re-Subdivision of Lot 109R and the Lookout Parcel of the Summit Subdivision, Summit Trails Drive, Donna Cantrell.**

#### STAFF RECOMMENDATION

Staff Planner Taylor reported that the re-plat was in order.

#### ACTION TAKEN

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

**A. Miscellaneous Requests or Required Actions**

**1. City of Pigeon Forge – Multi-Hazard Mitigation Plan, Staff.**

STAFF RECOMMENDATION

Staff Planner Kreis explained the plan to the Commission members through a PowerPoint presentation. He showed them the places in the city that were most vulnerable according to the analysis done in the plan. He said that the plan helps open the city to federal money for hazard mitigation. He also reported that the planning department will be responsible for the coordination of implementation and updates to the plan.

ACTION TAKEN

Commissioner Young made a motion to recommend the plan to City Commission. Commissioner Ogle seconded and all voted in favor

The meeting was adjourned at 4:15 p.m.

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Bill Bradley, Chairman

Attest: \_\_\_\_\_