

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, SEPTEMBER 27, 2016, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

Jeff Dodgen

OTHERS PRESENT

David Taylor, Karl Kreis, Brandon Williams, Sammy Ownby, David Hurst, Kacie Huffaker, Lonnie Privett, Carol Muzick, Mike Suttles, Paul Williams, Mike Smelcer, John King, Robin Turner, Robin Askew, Mimi Kulp, others.

Midge Jessiman

PLANNING COMMISSION

CALL TO ORDER

Chairman Ogle noted that a quorum was present.

APPROVAL OF MINUTES

Commissioner Harrell made a motion to approve the August 23, 2016 minutes with a correction of listing Dale Carr once in the attendees and not twice as in the draft. Commissioner Clark seconded and all voted in favor.

OLD BUSINESS

Staff Planner Taylor reminded all that a Special called meeting is set for October 4, 2016 at 9 a.m.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. American Cancer Society – Relay For Life, Thursday, June 1st through Saturday, June 3rd, 2017, Patriot Park, Sophia Conerly.**

Sophia Connerly was present and explained their annual event.

STAFF RECOMMENDATION

Staff explained that the request was in order and that the city department administrative review committee recommends the event with \$1,000,000 liability insurance with the city list as “additional insured.”

ACTION TAKEN

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

- 2. First Baptist Sevierville – 5th Quarter, Friday, October 14th, 2016, City Park, Craig Wells.**

This item was withdrawn before the meeting.

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. Final PUD Plan for Bear Cove Falls PUD, Phase 2, McMakin Drive off Dollywood Lane, Gary Norvell – Norvell and Poe Engineers, LLC.**

Kacie Huffaker was present and explained Phase 2 of this development. She said 15 additional units and extension of private roads and utilities are being proposed. She said that they have provided documentation about water pressure and the roads have been benched as staff requested.

STAFF RECOMMENDATION

Staff Planner Taylor said that this phase is very challenging land with large cuts and fill required in the design. He said that additional information has been provided on road grades and elevations of buildings have been provided, which shows buildings less than two stories. He said that information has been provided on water pressure that needs verification. He recommended in favor of final PUD approval.

ACTION TAKEN

Commissioner Houser made a motion to approve final PUD plan. Commissioner Marsh seconded and all voted in favor.

D. Site Plans

1. Fantasy Golf Bicycle Rental, Revised Site Plan, 3263 Parkway, Mike Suttles.

Mike Suttles was present for the request. He explained they are proposing adding a kiosk/rack with 20 bicycles to this mini-golf site.

STAFF RECOMMENDATION

Staff Planner Taylor said that the site plan revision was in order and recommended the request.

ACTION TAKEN

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

2. McCall Overnight Rentals, Revised Site Plan, Forge Hideaway, Paul Williams – Best & Associates Architects.

Mr. Williams was present to explain the request. He explained the rental units would mostly be used in conjunction with events booked at the Ripken facilities.

STAFF RECOMMENDATION

Staff Planner Taylor said the proposed large overnight rental cabin is located in an R-2 district and allowed. He said the parking plan meets regulations and he recommended in favor of approval.

ACTION TAKEN

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

3. Smoky Bear Gift Shop, Site Plan, 3509 Parkway and Ogle Alley, Mike Suttles.

Mr. Mike Smelcer was present to explain the request. He showed pictures of the gift shop and psychic shop being demolished for this proposed gift shop.

STAFF RECOMMENDATION

Staff Planner Taylor explained that the site plan was mostly in order, but that no building permits be issued until a utility plan is submitted (and reviewed) for laterals/meters, etc. He also said the site plan/elevations are showing signage that may be problematic. He said signage will need to be officially submitted (separate for this submittal) and will be reviewed at that time.

ACTION TAKEN

Commissioner Clark made a motion to approve the site plan without signage approval and that a utility plan must be submitted before issuing any building permits. Commissioner Marsh seconded and all voted in favor.

4. Robert Stolz Property, Units 12A and 12B, Site Plan, Keegan Drive, Marcus Whaley – W.C. Whaley, Inc.

No one was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said this was once part of the Brooks Landing PUD, but now is a separate site plan submittal for a duplex. He continued that it is in the 100 year floodplain and must meet all flood regulations.

ACTION TAKEN

Commissioner Marsh made a motion to approve the request and must meet all floodplain regulation. Commissioner Kyker seconded and all voted in favor.

5. The Challenge Dome – Master Plan, Revised Site Plan, 115 Conner Heights Road, David Hurst & Carol Muszik.

Mr. Hurst and Ms. Muszik were present. Mr. Hurst spoke on behalf of the requested. He said they are looking for approvals for the latest phase of the development.

STAFF RECOMMENDATION

Staff Planner Taylor explained that the zipline and zipcoaster are already approved and they are now looking at approval of the mountain coaster and parking. He said staff has some concerns about the grading proposed on steep slopes for the mountain coaster. He said they have received a preliminary report from a geotechnical engineer. However, he said the geotechnical engineer must be involved throughout the process.

ACTION TAKEN

Commissioner Kyker made a motion to approve the site plan with the geotechnical engineer being involved in the process with a final report upon completion. 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. 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 3:22 p.m.

Jay Ogle, Chairman

Attest: _____

Planning Commissioner's Workshop September 27, 2016

Staff Planner Taylor explained that this is a workshop for a proposal by a developer Robin Turner and his associates. He said no action can be taken by the Commission. He continued that there has been a proposed attraction for the (formerly) Smoky Mountain Jubilee Theater. He said the real issue is the proposed look of the museum/attraction, which proposes graphics (including words) shooting different directions in the air, some as high as 75 feet. He said that there is nothing in the regulation that will allow this type of signage. He said it is located in a C-5 district and he gave some background of the district. The north end of town was rezoned C-5 when a developer proposed a large development/theme park on that end of town. It also allowed the balloon ride to be located within that part of the city. He turned the meeting over to Robin Turner and his associates.

Robin Turner showed drawings of their proposal. He said that C-5 was only located in two parts of town: Dollywood and north Pigeon Forge. He felt the regulation could easily be changed to allow this attraction either in a C-5 district or just for their parcel. He said across the street are fun buildings like Wonderworks, Hatfield and McCoy, and Titanic and to compete this side of the street needed eye catching graphics. Attorney John King (representing Robin Turner) said that they want to comply with regulations. He said a loose interpretation of "theming" (as in Section 317) could allow this type of proposal. At other times he admitted that the proposal did not meet regulations.

David Taylor reported that letters have never been allowed as theming and BZA has made interpretations to such. He considered counting letters as signage as "the last line of defense" staff has had in signage versus theming administration. He pointed out Section 330 mentions that letters must be counted as signage. Staff Planner Midge Jessiman said that letters are an important feature of a sign. All staff felt that if letters were not counted as signage there would be nothing for staff to administer as signage.

Those present for the proposed museum requested changes to the zoning regulation to allow the graphics and/or possibly working with staff for zoning regulations changes. Commissioners mostly listened. Commissioner Harrell said that no decisions would be made today and all Commissioners agreed.