

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, JANUARY 23, 2018, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman
Jeff Dodgen
Tom Marsh
Stephen Houser
Jerry Clark
Laurie Taylor

MEMBERS ABSENT

Tony Kyker

OTHERS PRESENT

David Taylor, Karl Kreis, Brandon Williams, Mark Miller, Sammy Ownby, Jerry Hanson, Adam Carr, Mike Suttles, Ross Ogle, Jr., Kacie Huffaker, Ken Maples, others.

Cindy Wyrick – City Attorney
Joe Barrett

PLANNING COMMISSION

CALL TO ORDER

Chairman Ogle called the meeting to order.

APPROVAL OF MINUTES

Commissioner Dodgen made a motion to approve the Planning Commission minutes for the meeting from December 12, 2017 and Special Called Meeting December 20, 2017. Commissioner Clark seconded and all voted in favor.

OLD BUSINESS

**1. Revised Preliminary PUD Plan for Proposed Hotel and Retail
Commercial Site, 2519 Teaster Lane, Gary Norvell – Norvell and Poe.**

Kacie Huffaker was present for this item.

STAFF RECOMMENDATION

Staff Planner Taylor said that they propose some minor changes to their preliminary plans and felt this could be handled under old business; since the Commission has granted them preliminary PUD plan on basically the same design. He continued they are reducing the number of hotel rooms and eliminating the retail, which makes this design work better. He also said they are now proposing using previous pavers for their detention as stormwater staff prefers. He recommended in favor of revised preliminary PUD plan.

ACTION TAKEN

Commissioner Houser made a motion to grant revised preliminary PUD plan approval. Commissioner Dodgen seconded and all voted in favor.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. Pigeon Forge Office of Special Events, 11th Annual Chuck Wagon Cookoff, Saturday, March 3rd, 2018, Claboughs Campground and Stages West, Butch Helton (Public Property).**
- 2. Pigeon Forge Office of Special Events, 33rd Annual Dollys Homecoming Parade, Friday, May 4, 2018, Parkway, Butch Helton (Public Property).**
- 3. Pigeon Forge Office of Special Events, 28th Annual Wilderness Wildlife Week, Tuesday, May 8th through Saturday, May 12th, 2018, LeConte Center, Butch Helton (Public Property).**
- 4. Pigeon Forge Office of Special Events, 28th Annual Patriot Festival, Wednesday, July 4th, 2018, Patriot Park, Butch Helton (Public Property).**
- 5. Pigeon Forge Office of Special Events, 4th Annual Veterans Homecoming Parade, Saturday, August 18, 2018, Parkway to Jake Thomas and River Road, Butch Helton (Public Property).**

Butch Helton was present for the request. He asked to discuss the items together as there are very little changes to these annual events. He went on to explain the minor changes to the events.

STAFF RECOMMENDATION

Staff Planner Taylor recommended in favor of these annual events.

ACTION TAKEN

Commissioner Marsh made a motion to approve the special event items 1-5. Commissioner Clark seconded and all voted in favor.

- 6. 41st Annual F-100 Supernationals, Thursday, September 20th through Saturday, September 22nd, 2018, Splash Country – 1020 Dollywood Lane, Charlie Cobble (Appeal of Administrative Review Decision)**

The item was withdrawn before the meeting.

B. Subdivisions

- 1. None**

C. Planned Unit Developments (PUD)

- 1. Preliminary PUD Plan for Cove Falls Apartments (192 Units), Dollywood Lane near McMakin Way, Kacie Huffaker – Norvell and Poe Engineers.**

Kacie Huffaker was present for this item.

STAFF RECOMMENDATION

Staff Planner Taylor explained that this was a request for preliminary PUD plan approval for more workforce housing in the city. He explained that elements such as the drainage are off-site and intertwined with other phases of the Cove Falls PUD development and need to be platted together. He said they will need a final drainage plan by final PUD. He recommended in favor of preliminary PUD plan.

ACTION TAKEN

Commissioner Marsh made a motion to grant preliminary PUD plan approval. Commissioner Taylor seconded and all voted in favor.

D. Site Plans

1. Cart Rentals, Revised Site Plan, 264 Old Mill Avenue, Mike Suttles – Land Surveying Services.

Mike Suttles was present for the request.

STAFF RECOMMENDATION

He told the Commission that this is the second cart rental being proposed and he gave some history to the recently approved cart rental near the winery on the Parkway. He said for this proposal that all the buildings already exist and they plan to convert the (former) car wash to a storage facility for the carts. He said the proposed parking met regulations. Staff recommended in favor of the revised site plan.

ACTION TAKEN

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

2. Goats on the Roof & Mountain Adventure Park – Zip Line, Revised Site Plan, 1341 Wears Valley Road, Mike Suttles – Land Surveying Services.

Mike Suttles was present for the request.

STAFF RECOMMENDATION

Staff Planner Taylor said they propose adding one zipline to their business that will be accessed by an on-site vehicle. He said they received documentation from their engineer that detention needs expanding. He said staff still awaits as-builts for the stormwater. Staff recommends as-builts for stormwater be received before any building permits are issued.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the revised site plan, but no building permits be issued until as-built surveys for the stormwater systems are approved by staff. Commissioner Taylor 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.

F. Miscellaneous Requests or Required Actions

Staff Planner Taylor reminded Commissioners to turn their ethics documentation to the State this month. Commissioner Ogle asked that since the meeting ended early that they continue their discussion of theming. He gave some history and asked for discussion. Discussion was wide ranging. Many feared losing a sense of Pigeon Forge by too large of graphics. Others thought little can be done with graphics equaling 10% of front façade. There did seem to be a feel that theming needs to be kept separate from the sign ordinance and better defined. Staff and City Attorney were to continue to research better defining theming/graphics.

ADJOURNMENT

Commissioner Marsh made a motion to adjourn. Commissioner Dodgen seconded and all voted in favor.

The meeting was adjourned at 4:45 p.m.

Jay Ogle, Chairman

Attest:_____