

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY FEBRUARY 25, 2014, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley, Chairman
Jeff Dodgen
Judy Harrell
Stephen Houser

MEMBERS ABSENT

Jerry Clark
Jay Ogle

OTHERS PRESENT

David Taylor, Midge Jessiman, Mark Miller, Jerry Hanson, Sammy Ownby, Mike Smelcer, Elise Collier Massey, Guy Wantiez, Rod Milligan, Dan Draper, Terry Witt, Pete Smith, Jimmy Taylor, Marcus Whaley, Mike Suttles, Lynn Cole, Joe Lipsey, Mimi Kulp, others.

PLANNING COMMISSION

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the January meeting were approved on a motion by Commissioner Dodgen. Commissioner Houser seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. 5K in May –Smoky Mountain Area Rescue Ministries, from Veterans Blvd to City of Sevierville and back, Saturday, May 3, 2014, Elise Collier-Massey.**

Ms. Collier-Massey was present.

STAFF RECOMMENDATION

Mr. Taylor stated that there were concerns with parking across the street from the starting line and stated they need to work with the Police Department to assure the safety of the participants.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the event based on staff recommendation. Commissioner Harrell seconded and all voted in favor.

- 2. Spring & Fall Pigeon Forge Rod Run, LeConte Center, Teaster Lane, Spring (Friday April 11 through Saturday April 12) and Fall (Thursday, September 11 through Sunday, September 13), 2014, Rod Milligan.**

Mr. Milligan was present.

STAFF RECOMMENDATION

Mr. Taylor explained that certain rules must be followed during the rod run including: 1. No car haulers in City Parking Lot except for in designated area. Signs will be erected and violators will be subject to towing. 2. Check on use of dumpster. 3. Keep front and rear entrance to Events Center open for emergency vehicles. 4. Keep roadway around the show area open for emergency vehicles.

ACTION TAKEN

Commissioner Harrell made a motion to approve the rod run based on staff recommendation. Commissioner Dodgen seconded and all voted in favor.

- 3. Shades of the Past Rod Run, Splash Country, Thursday, September 4 through Sunday September 7, 2014, Dan Draper.**

Mr. Draper was present.

STAFF RECOMMENDATION

Staff recommended in favor of the event and explained that Splash Country is under construction and to check on the availability of dumpsters for the show.

ACTION TAKEN

Commissioner Houser made a motion to approve the request based on staff recommendation. Commissioner Dodgen seconded and all voted in favor.

- 4. Sevier County Marine Corp League #1206 Fundraiser (parking cars), Friday April 11 through Saturday April 12, and Thursday, September 11 through Sunday, September 13, 2014, Red Roof Mall parking lot, Terry Witt.**

Mr. Witt was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request but stated they could not charge for parking inside the State Right-of-Way.

ACTION TAKEN

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

- 5. Smoky Mountain Resorts – 2014 Smoky Mountain Antique Toy and Petal Car Show, Country Cascades and TGI Fridays 204 Sharon Drive, Monday, May 12 through Sunday, May 18, 2014, Steve Martin.**

Mr. Pete Smith was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

6. Kerbela Shriners – 35th Annual Smoky Mountain Fun Fest and Parade, Parkway – Methodist Street to Jake Thomas Road, May 10, 2014, William Pavlis.

No one was present.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

B. Subdivisions

1. None.

C. Planned Unit Developments (PUD)

1. Final PUD Plan of Roberts Landing PUD Development, Units 1-4, Lafollette Circle, Howard Dawson.

Mr. Chuck Smith was present.

STAFF RECOMMENDATION

Mr. Taylor stated that the plan is in order for approval subject to a bond for paving and landscaping being turned in within 10 days.

ACTION TAKEN

Commissioner Houser made a motion to approve preliminary PUD.
Commissioner Dodgen seconded and all voted in favor.

D. Site Plans

1. Dollywood Construction Storage Building, Site Plan, 2700 Dollywood Lane, Guy Wantiez.

Mr. Wantiez was present.

STAFF RECOMMENDATION

Staff explained that this building is approximately 7500 square foot and will be used for storage only and recommended approval.

ACTION TAKEN

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

2. Grand Majestic Theatre, Revised Site Plan, 2330 Parkway, Jimmy Taylor.

Mr. Taylor was present.

STAFF RECOMMENDATION

Mr. Taylor stated that the site plan is in order with the exception of the sign plan which needs to be revised and resubmitted.

ACTION TAKEN

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

3. Smoky Mountain Memory Gardens, LLC, Revised Site Plan, Emert Street, W.C. Whaley.

Marcus Whaley and Mike Smelcer were present.

STAFF RECOMMENDATION

Staff stated the revised site plan was a small addition consisting of approximately 2500 square feet. The site plan was in order and

recommended in favor.

ACTION TAKEN

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

4. The Blue Crab Seafood Buffet, Revised Site Plan, 3985 Parkway, Jimmy Taylor.

Mr. Taylor was present.

STAFF RECOMMENDATION

Mr. Taylor stated that the site plan was in order with the exception of the sign plan which will need to be resubmitted.

ACTION TAKEN

Commissioner Harrell made a motion to approve the request based on staff recommendation. Commissioner Dodgen seconded and all voted in favor.

E. Requests for Rezoning

1. Charles McFalls Property, Approximately Five (5) Acres, (Tax Map 93, Parcel 87.02), Wears Valley Road, from R-1 (Low Density Residential) to C-6 (Mixed Use Commercial) District.

Mr. Suttles was present.

STAFF RECOMMENDATION

Staff had no objections to the request and recommended the rezoning to City Commission.

ACTION TAKEN

Commissioner Houser made a motion to recommend the request to the City Commission. Commissioner Dodgen seconded and all voted in favor.

F. Miscellaneous Requests or Required Actions

1. None.

Planning Region Items

A. Subdivisions

1. None.

B. Planned Unit Developments (PUD)

1. None.

C. Site Plans

1. None.

D. Requests for Rezoning

1. None.

E. Miscellaneous Requests or Required Actions.

1. None.

The meeting was adjourned at 3:30p.m.

BOARD OF ZONING APPEALS

CALL TO ORDER

Chairman Bradley opened the Board of Zoning Appeals Meeting.

NEW BUSINESS

- A. Appeal of Interpretation to Allow Car Rentals as a Permitted Use in a C-6 (Mixed-Use Commercial) District Located on Waldens Creek Road, Lynn Cole.**

Mr. Lynn Cole was present.

STAFF RECOMMENDATION

Mr. Taylor explained that jeep rentals are not listed as a permitted use. Staff had no objections to the request but recommended the number of jeeps be limited to three due to parking calculations and any future expansion require a revised site plan.

ACTION TAKEN

Commissioner Harrell made a motion to approve the request based on staff recommendation. Commissioner Dodgen seconded and all voted in favor.

The meeting was adjourned at 3:40p.m.

Bill Bradley, Chairman

Attest:_____